

AN ORDINANCE TO AMEND CHAPTER 38, ZONING, OF THE CODE OF THE CITY OF FALLS CHURCH, VIRGINIA, BY AMENDING AND REENACTING SECTION 38-2, DEFINITIONS AND ENACTING SECTION 38-43, AFFORDABLE DWELLING UNIT PROGRAM, TO PROVIDE A VOLUNTARY MECHANISM FOR CREATING AFFORDABLE HOUSING UNITS IN EXCHANGE FOR A RESIDENTIAL DENSITY BONUS AND/OR DEFERRED DEVELOPMENT FEES.

THE CITY OF FALLS CHURCH, VIRGINIA, HEREBY ORDAINS THAT Chapter 38, Zoning, of the Code of the City of Falls Church, VA, Sections 38-2 and 38-43, Affordable Dwelling Unit Program, be amended by enacting the following:

Section 38-2, Definitions

(a) – (b)

(c) Enumeration:

Accessory dwelling unit - Advertising structure...

Affordable dwelling unit. A housing unit for which the rental and/or sale price is regulated pursuant to the provisions of Section 38-43, Zoning, of the Code of the City of Falls Church, VA, Affordable Dwelling Unit Program.

Alley - Construction, actual...

Construction costs. The cost to build, particularly an improvement; includes the direct costs of labor and materials plus the contractor's indirect costs. Construction costs may include the appraisal, building permits, zoning fees, tap fees, City review fees, utilities, occupancy permits, miscellaneous permit/fees, architectural/engineering costs, construction loan interest, legal fees, builder's risk insurance, liability insurance, real estate taxes, project supervision, soft cost contingency, development fees, and closing costs.

Construction standards - Lot width...

Low income. Household income that does not exceed sixty (60) percent of the median income for the Washington Primary Metropolitan Statistical Area (PMSA), as determined by the U.S. Department of Housing and Urban Development (HUD), with adjustments for household size. NOTE: HUD income determinations are updated annually and are available from local HUD offices for the appropriate jurisdictions.

Manufactured home - Mixed-use within Mixed-Use Redevelopment (MUR) areas...

Moderate income. Household income that is at least sixty one (61) percent and not more than eighty (80) percent of the median income for the Washington Primary Metropolitan Statistical Area (PMSA), as determined by the U.S. Department of Housing and Urban Development (HUD), with adjustments for household size.

Motel - Parking space...

Persons with disabilities. Any persons who are unable to engage in any substantial gainful activity because of any physical or mental impairments that are expected to result in death or have lasted or can be expected to last continuously for at least 12 months.

Physical and life science research laboratories - Self-storage warehouse...

Seniors. Any persons who are not less than sixty-two (62) years of age at the time of application.

Service bay – Yard, side...